

043.0

0007

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

576,200 / 576,200

USE VALUE:

576,200 / 576,200

ASSESSED:

576,200 / 576,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		PARK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KENNEY RITA M	
Owner 2:	
Owner 3:	
Street 1: 32 PARK ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Conventional Building built about 1854, having primarily Vinyl Exterior and 1128 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.77	1			Other	-10					464,400						464,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										30763
										GIS Ref
										GIS Ref
										Insp Date
										02/12/18

PREVIOUS ASSESSMENT

Parcel ID 043.0-0007-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	111,800	0	7,500.	464,400	576,200	576,200	Year End Roll	12/18/2019
2019	101	FV	148,900	0	7,500.	493,400	642,300	642,300	Year End Roll	1/3/2019
2018	101	FV	148,900	0	7,500.	399,900	548,800	548,800	Year End Roll	12/20/2017
2017	101	FV	148,900	0	7,500.	348,300	497,200	497,200	Year End Roll	1/3/2017
2016	101	FV	148,900	0	7,500.	296,700	445,600	445,600	Year End	1/4/2016
2015	101	FV	151,100	0	7,500.	290,300	441,400	441,400	Year End Roll	12/11/2014
2014	101	FV	151,100	0	7,500.	238,700	389,800	389,800	Year End Roll	12/16/2013
2013	101	FV	151,100	0	7,500.	227,000	378,100	378,100		12/13/2012

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9585-60		1/1/1901	Family		No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date										Date	Result	By	Name		
3/30/2007										2/12/2018	Inspected	DGM	D Mann		
10/4/1994										1/17/2009	Meas/Inspect	345	PATRIOT		
										3/25/2004	Inspected	BR	B Rossignol		
										11/1/2000	Hearing Chag	153	PATRIOT		
										4/1/2000	Inspected	197	PATRIOT		
										3/3/2000	Measured	268	PATRIOT		
										8/16/1993		MF			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 22 - Conventional		A Bath:	Rating:																
Sty Ht: 2 - 2 Story		3/4 Bath:	Rating:																
(Liv) Units: 1	Total: 1	A 3QBth:	Rating:																
Foundation: 3 - BrickorStone		1/2 Bath:	Rating:																
Frame: 1 - Wood		A HBth:	Rating:																
Prime Wall: 4 - Vinyl		OthrFix:	Rating:																
Sec Wall:	%																		
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Fair	1st Res Grid				Desc: Line 1				# Units: 1							
Color: YELLOW		A Kits:	Rating:																
View / Desir:		Frl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1854	Eff Yr Blt:	Location:																	
Alt LUC:	Alt %:	Total Units:																	
Jurisdct:	Fact: .	Floor:																	
Const Mod:		% Own:																	
Lump Sum Adj:		Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Phys Cond: FR - Fair	40. %	Exterior:				No Unit				RMS BRS FL							
Prim Int Wall: 2 - Plaster		Functional:		Interior:				1 5 2 M											
Sec Int Wall:	%	Economic:		Additions:															
Partition: T - Typical		Special:		Kitchen:															
Prim Floors: 4 - Carpet		Override:		Baths:															
Sec Floors: 2 - Softwood	30 %	Total: 40.3 %				Plumbing:													
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 80.00				Electric:													
Subfloor:		Size Adj.: 1.35000002				Heating:													
Bsmnt Gar:		Const Adj.: 0.98010004				General:													
Electric: 3 - Typical		Adj \$ / SQ: 105.851				Totals													
Insulation: 2 - Typical		Other Features: 47750				1 5 2													
Int vs Ext: S		Grade Factor: 1.00																	
Heat Fuel: 2 - Gas		NBHD Inf: 1.00000000																	
Heat Type: 5 - Steam		NBHD Mod:																	
# Heat Sys: 1		LUC Factor: 1.00																	
% Heated: 100	% AC:	Adj Total: 187233																	
Solar HW: NO	Central Vac: NO	Depreciation: 75455				Juris. Factor:				Before Depr: 105.85									
% Com Wall	% Sprinkled:	Depreciated Total: 111778				Special Features: 0				Val/Su Net: 63.31									
MOBILE HOME				WtAv\$/SQ:				Final Total: 111800				Val/Su SzAd: 99.11							
Make: [] Model: []				AvRate:															
SPEC FEATURES/YARD ITEMS				Serial #:								Color: []							
PARCEL ID 043-0-0007-0012.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items: []				Total Special Features: []				Total: []				Sketch			
IMAGE AssessPro Patriot Properties, Inc																			